

GRANDCHAMP'S PHARMACIE  
501 ROYAL STREET  
NEW ORLEANS

HABS  
LA.  
36 NEWOR  
26

[DATA PAGES ONLY]

SUMMARY501 ROYAL STREET - GRANDCHAMP'S PHARMACY

26.

Charles Barome Dufau bought this site, 61 feet more or less, on Royal Street, by 78 feet, French measure, with two-two story houses, the price being 16,050 piastres. This was May 10th, 1806, and the vendors were Antonio Peytavin and Jean Renaud. The evidence is that Peytavin and Renaud must have built the two houses after purchasing the lots in June of 1799. This would place the date of their erection as circa 1800.

The description given in Act of Sale of February 10th, 1859, fits the existing building on the corner (501 Royal Street). The chain of title does not give any indication when the cast iron balcony was added, but the style and pattern suit about 1850. The building at that time belonged to Pierre Lefevre. There is a tradition that this was the first cast iron balcony to be erected in New Orleans, but this seems improbable.

Paxton's Directory of 1822 shows Francois Grandchamps to have been a chemist and druggist, and a member of the Medical Society, and the building to have been #43 Royal Street. His epitaph in St. Louis Cemetery #1 shows that his full name was Francois Julien, he was born March 15th, 1815, the son of Francois Julien Grandchamps and Dame Louise Marie Conain. He died August 14th, 1838.

Pierre Lefevre, who purchased the building August 15th, 1843, is given in Michel's Directory of that year as an accountant. The shop on the corner, however, continued to house one pharmacy after another until well into the 1920's, when it was taken over by Mrs. Inez Lemere for an antique shop.

Further investigation developed that the existing building was erected prior to 1900 by Jules Alciatore. A photograph of the St. Louis Hotel in the possession of the Cabildo shows the corner of 501 Royal Street. This building might have been erected between 1810 and 1820.

HAGS  
LA.501 ROYAL ST.  
(Corner of St.Louis St.)

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Later in this chain is included the chain on:

505 ROYAL ST.

Present owners: Miss Julliet Zaeringer, and  
Mrs. Mildred Zaeringer, wife of E.S. Bagley.

- - -

(A certain lot of ground, together with all  
the buildings and improvements thereon, situated  
in the 2nd. District, Square #62, bounded by  
Royal, St.Louis, Toulouse and Bourbon streets,  
which lot forms the corner of St.Louis and Royal  
streets and measures 32' 6" front on Royal street  
by 83' 1" 4''' deep and front on St.Louis street.)

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Jul 19, 1935      Present owners: Jules C. Alciatore, Roy L. Alciatore, and Mrs. Marie Louise Alciatore, wife of William J. Guste, acquired from the Succession of Jules L. Alciatore, #209046, Civil District Court.  
 C.O.B.                (Buildings & Improvements)

- - - -

Apl 14, 1903      Notary Public, John Marshall Quintero, Jules L. Alciatore acquired from Victor Pedelahore, through J.M. Vergnole, Agent, \$8,000.00.  
 C.O.B.                (Buildings & Improvements)

- - - -

Aug 30, 1892      Notary Public, Meloncy Charles Soniat  
 C.O.B.                Victor Pedelahore acquired from Francois Dufossat Soniat. \$8,000.00.  
 145 p 335            (Buildings & Improvements)

- - - -

Apl 21, 1891      Notary Public, Felix J. Dreyfous, Francois Dufossat Soniat acquired from Madame Felice de Castelenau, widow of Turial Dupre; and Madame Jeanne Paul, called Pauline, wife of Julius Mayering. \$8,500.00.  
 C.O.B.                (Buildings & Improvements)

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May 16, 1873  
C.O.B.  
101 p 767

Madame Felice de Castelnau, widow of Turial Dupre; and Madame Jeanne Paul, called Pauline, wife of Julius Mayering acquired by inheritance from the Succession of Dominique de Castlenau, #36242, 2nd District Court.  
Appraised at \$10,000.00.  
(Buildings & Improvements)

Feb. 10, 1859

Notary Public, Theodore Guyol, Act #90, Dominique de Castlenau acquired from the Succession of Pierre Lefebvre, \$12,000.00. Buildings and improvements described as: A 2-story brick building with a drug store on the ground floor; 4 rooms, 2 cabinets and a gallery upstairs. A brick kitchen of 2 stories, with 5 rooms, outhouse, cave, hydrants, etc.

Aug. 15, 1843

Notary Public, Amedee Ducatel, Act #175, Pierre Lefebvre acquired from the Estate and Heirs of Francois Grandchamps. 12,500 piastres.  
(Buildings & Improvements described as above.)

May 26, 1821

Notary Public, Michel de Armas, Act #225, Francois Grandchamps acquired from Pierre Joseph Maie (sic Maes in Act) 14,000 piastres.  
(Buildings & Improvements)

Apr 10, 1811

Notary Public, Michel de Armae, page #186, (Annexed) Pierre Joseph Maie (sic Maes in Act) acquired from Charles Barome Dufau. 22,000 piastres.

Note:

This transfer includes the adjoining lot; being #505 Royal Street (Old Municipal #107) measuring together 61' front on Royal Street, by 78' deep and front on St.Louis Street, French measure.  
(Buildings & Improvements described as: Two buildings with upper etory.)

May 10, 1806

Notary Public, P.Pedesclaux, page #402 (Annexed) Charlee Barome Dufau acquired from Antoine Peytavin and Jean Reyneaud. 16,050 piastres.  
Same dimensions as above.  
(Buildings & Improvements same as above)

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Jun 28, 1799

Notary Public, P. Pedesclaux, page #572 (Annexed)  
Antoine Peytavin acquired from Don Pedro Thomas  
Maria Girard. 4,300 pesos.  
Described as 61' more or less, front on Royal  
street by 120' more or less, deep and front on  
St.Louis street.  
(No buildings mentioned in this act.)

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Page 186  
M. de Armas n.p.

501-503 Royal  
Sale of property by C.B. Dufau  
To Pierre J. Maes  
Michel de Armas, not. pub.  
April 10th 1811

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26.

Before Michel de Armas notary public duly commissioned for the City and Parish of New Orleans, therein residing and the hereafter named witnesses:- Was present Mr. Charles Baromee Dufau, owner, resident of this city who said and declared that in accordance with the sale at public auction which he had made on the first day of this month by the ministry of Dutillet and Deyrellade, public auctioneers,-

He sells, cedes, transfers and abandons by these presents with promise of guarantee from all troubles, evictions and other hindrances of whatever nature there be, also debts and mortgages as results from the certificate of the Conservator for the city as of this day, to Mr. Pierre Joseph Maes owner, resident of this city, here present, accepting purchaser for himself, his heirs or having cause.-

A lot of ground situated in this city forming the corner of Royal and St. Louis streets, having more or less sixty one feet front on the street firstly mentioned by seventy eight feet more or less on the street secondly mentioned. - with the story building built upon said lot of ground, all circumstances and dependences just as found and composed, without exception or reserve, belonging to the vendor by means of acquisition from Messrs. Antoine Peytavin and Jean Reynaud as per act before Pierre Pedesclaux notary public, as of date of May 10th of the year Eighteen hundred six.-

The present sale made for and in consideration of the sum of Twenty two thousand piastres which purchaser paid in cash to the vendor who by these presents gives good and valid discharge in conjunction with the auctioneer and in accordance with the law "non numerita pecunia, and others to this effect.-

Mr. Charles Baromee Dufau here declaring that although the lot and buildings herein designated were adjudicated to the purchaser for the sum of twenty three thousand piastres payable on credit terms and was offered at the time of the adjudication the privilege of liquidating payments by means of discount to which the purchaser agreed, and accordingly paid cash which Mr. Dufau, by these presents gives acquittance and final discharge and renounces to any and all re-occurrence and claims regarding greater value in price of adjudication.

By means of the above the vendor transfers to the purchaser all rights of ownership which he has or could have to said lot of ground, houses and buildings herein described and presently sold, for the purchaser to retain in good and lawful possession from the day of the adjudication, to do and dispose of with full rights as his property by virtue of these presents and thus promising, obliging and renouncing by which act done and passed at New Orleans in our notarial office the 10th day of April Eighteen hundred eleven thirty fifth of the Independence of America in presence of Messrs. Michel Jean Baptiste Louis Fourcisy and Jean Gregoire Veron both requested

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M. de Armas, n.p.

Page 2.

witnesses residents of this City who with the appearers signed with us  
notary after lecture thereof.-

P.J. Maes  
Veron

fourcisy

C.B. Dufau  
Michel de Armas  
n.p.

Page 186  
Michel de ArmasSOL-503 Royale  
Vente de propriete par C.B. Dufau 36. NEWOR  
A. Pierre J. Maes  
Michel de Armas, 10 Avril 1811

Perdevant nous Michel de Armas notaire public dument commissionne pour la ville et paroisse de la Nouvelle-Orleans Y demeurant et les tmoins ci-apres nommes et soussignes; -

fut present la sieur Charles Baromee Dufau proprietaire demeurant en cette ville lequel a dit declare que par la suite de vente a l'encaen qu'il a fait faire le premier de ce mois par le ministere de Dutillet et Deyrellade encanteurs publics, Il vend cede et transporte d'abondont par les presentes avec promesse de garantie de tous troubles, evictions, et autres empêchemens quelconques ainsi de toutes dettes et hypothegues comme il resulte certificat du Conservateur en cette ville a la date de jour.

Au Sieur Pierre Joseph Maes, proprietaire demeurant en cette ville ici present et acceptant acquereur pour lui, ses heritiers ou ayant cause. Un terrain situe en cette ville fesant encoignure aux rues Royale et St.Louis ayant soixante et un pieds ou environ de face a la premiere sur soixante dixhuit pieds ou environ a la seconde ensemble les deux batisses a etages qui sont construites sur le dit terrain avec leurs circonstances et dependances tel enfin que le tout se poursuit et comporte sans en rien excepter ni reserver et appartenant au sieur vendeur par l'acquisition qu'il en a faite des Sieurs Antoine Peytavin et Jean Reynaud par acte au rapport de Pierre Pedesclaux, notaire public le dix Mai de L'annee mil huit cent six.

La presente vente est faite pour et moyennent la somme de vingt deux mille piastres que le sieur acquereur a paye comptant au sieur vendeur qui le reconnaît et declare; en donnant par ces presentes bonne et valable quittance et decharge avec l'emonciation du benefice de la loi non numerata pecunia, et autres a ces relatives.

Declarant ici formellement le sieur Charles Baromee Dufau que quioque les terrains - et maisons susdites designee ayant ete adjuges au sieur acquereur pour la somme de vingt trois mille piastres payables a differents (sic) termes, attendu qu'il avait offert a l'adjudicataire la faculte de se liberer avant L'echance au moyen de l'escompte et que le sieur acquereur est convenu de payer et a effectivement paye comptant le sieur Dufau lui donne par ces presentes quittance finale de payment et renonce a toute repetition et recours en raison de la plus value du prix d'adjudication.

Au moyen de ce que dessus le sieur vendeur l'aquitte au sieur acquereur tous les droits de propriete qu'il a ou peut avoir sur les terrains, maisons et dependances sus designes et presentement vendus pour par le dit sieur acquereur qui en demeure en bonne et due possession depuis le jour de tout adjudications pour faire et disposer du tout en pleine propriete comme de chose lui appartenent en vertu des presentes,-

Car ainsi promettent, obligeant l'emoncant et Dont acte,

Fait et passe a la Nouvelle Orleans en l'etude de nous notaire le dixieme jour du mois d'Avril l'annee mil huit cent onze la trente cinquieme de l'Independence Americaine, en presence des sieurs Michel Jean Baptiste Louis fourcisy et Jean Gregoire Veron tous deux tmoins requis et domiciles en cette ville lesquels ont ainsi que les sieurs ont signe avec nous notaire apres lecture faite.

P.J.Maes  
VeronC.B.Dufau  
fourcisy

Michel de Armas, n.p.

HABS

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34. NEWOR

## ACT OF SALE BEFORE PIERRE PEDESCLAUX N.P.

MAY 10th 1806

26.

A. PEYTAVIN JEAN REYNAUD AND CARLE B. DUFAU.

On this 10th day of May 1806 and the 30th Independence of the United States of America. Before me PIERRE PEDESCLAUX, Notary Public of the United States of America, in New Orleans.

Appeared Mr. Antoine Peytavin in his own name and in behalf of JEAN REYNAUD, merchant, both residents of this city, declares before witnesses that he hereby sells, assigns, transfers, forsakes and quits, from this day and forever, all priority rights with guaranty from all evictions whatsoever and mortgage (To which the said notary annotates certifies as to the mortgage only) to Mr. Carle Barome Dufau, merchant of this City, who accepts for himself and his heirs a certain lot of ground, in this City, forming the corner of Royal and St. Louis streets measuring sixty one feet front Royal street and Seventy feet on St. Louis strset. On said lots are built two houses, bounded on one side by the lot owned by the Marezans succession and on the other side by a lot of ground owned by the vendor and which property is separated by a party wall.

The said lot belonging to the vendor having acquired it June 28th 1797 from Mr. Pierre Thomas Marie Girard and of which the purchaser is satisfied having inspected it and being thoroughly familiar with it admitting possession of same. This sale being made with good will and full consent of all parties for the sum of sixteen thousand fifty dollars of which the vendor acknowledges receipt from the purchaser in full payment through notary and gives the purchaser full rights and claims to the said lot, buildings, & who in the future to have right to sell, exchange, enjoy and dispose as he may see fit of his own will in accordance with the present act. And thus promising the renouncing of it.

Done and passed at New Orleans, before Messrs. JEAN BAPTISTE RAMURIS and JOAQUIN LOZANO witnesses who signed with all parties and ourselves notary in our office.

At the time this act was about to be signed the parties observed that a small window opened in the yard of the vendor will remain open for the use of the purchaser and his heirs. He is to maintain banisters or an iron railing. Should the opening become inconvenient to the vendor he by his rights reserve will have the privilege of having the window closed thereby re-instating things in their previous conditions. Thus have signed

REYMOND A. PEYTAVIN

C B DUFAU

Joaq. LOZANO

PIERRE PEDESCLAUX, N.P.

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## ACTE DE VENTE PAR PIERRE PEDESCLAUX N.P.

Le dix Mai Mil huit cent six.

26.

A. PEYTAVIN - JEAN REYNAUD - CARLE B. DUFAU.

Ajourd'hui dix du mois de Mai de L'en mil huit cent six en la trentième de l'Indépendance Americaine par devant moi PIERRE PEDESCLAUX Notaire Public des Etats Unis de L'Amerique a la Nouvelle Orleans.

Est comparu Mr. Antoine Peytavin tant en son nom que sn celle de Jean Reynaud negociant en cette ville lequel declare par ces presentes declare vendre ceder quitter delaisser dss maintenant et a tout Jour (sic) en tout priorite en toute garantie de tout expressement d'eviction generalement quelconque et de tout hypothèque lesqusis je certifie moi notaire annotateur quand a l'hypothèque seulement, a Mr. Carle Barome Dufau nsgociant en cette ville, pressnt sn acceptant pour lui et les siens un terrain situe en cette ville fait aux encoignures des rues Royale et St.Louis ayant soixante et un pieds de face sur la rue Royale et soixante dix pieds sur la rue St.Louis sur lequel terrain se trouvs bati deux maisons, et borne d'un cote par la terrain de la succession Marezane, de l'autre oots par un terrain appartenant au vendeur et qui est separe par un mur mitoyen. Le terrain appartenant au vendeur pour lavoir acquis par acte a notre rapport en date du vingt huit de Juin mil spet cent quatrevingt dix nsuf--\*A\* -- du sieur PIERRE THOMAS MARIE GIRARE ET DUQUEL le dit acquereur est content pour avoir visite en ss parfaite connaissance et se raconnaisant en possssion depuis le premier de Septembre dnier.

Cette vente faits du plein gre franche volonte des parties aux choses c'y dessus et en outre pour la somme ds mille quarante piastres que le vendeur declare en recoureair (sic) avoir rien l'avellation (sic) des presentss aux notaire quittance au dit sieur acqusreur au moyen de tout qu'il ss separe de tous droits et pretentions sur ls dit terrain, batissss en faveur du dit sieur DEFUAU qui pourra dorenavant vndrs echanger jouir et disposer ainsi et comme il avisera et a sa volonte au moyen du present acte.

Car ainsi promettant la vouloir y renonoant et fait et passe en l'etude a la Nouvelle-Orleans presence dss sieurs JEAN BAPTISTE RAMURIS st JOAQUIN LOZANO temoins qui ont signes avsc les parties et nous notaire dont acte - \*A\* - Au moment de signer cet acte les parties ont observe que la petits fenetre qui se trouve s'ouvrant sur la cour du vendeur rsstera ouverte a l'usegs de l'acquereur et ses ayant causs. Il entretien des bareaux ou une grille ds fer au moins que cette servitude ne devienne incomode aus vendeur dans lequel cas ls dit sieur vendeur par une presrve de la dite incommodite pourra faire rstablis lss choses dans le premier etat snbougera la ditte fenetre,ont signes.

REYMOND A PEYTAVIN

C B DUFAU

JOAQN. LOZANO

PIERRE PEDESCLAUX  
N.P.EXACT COPY OF FRENCH AS WRITTEN.

HABS

LA

36-New Orleans

26.

501 and 505 ROYAL ST.

Act before P. Pedeeclaux, N.P., dated June 28, 1799, page #572,  
Being a sale of property by Don Pedro Thomas Maria Girard to Don  
Antonio Peytavin.

Personally came and appeared at this writing, I, Don Pedro Thomas  
Maria Girard, a resident of this city, and declare that I do, by these  
presente, sell and convey unto Don Antonio Peytavin, of this same city:

A piece of ground belonging to me situated in this city, forming  
the corner of Royal and St. Louis streets, measuring 60' front, and  
more if any be found, on the first named street, and 120' deep and  
belonging to this purchaser and on the other side by that of Don Pedro  
Marchand. The property herein sold belongs to me by having purchased  
the same from Don Evan Tores by an act passed before the undersigned  
Notary Public, dated October 5th, 1798, and I hereby sell the said ground  
with all of its rights of ingress and egress, uses, customs, rights,  
privileges and servitudes free from all mortgages and encumbrances, as  
per the certificate of the present Notary.

Consideration of this sale is the price and sum of 4,300 pesos,  
Mexican dollars, and in no other coin, etc.

In testimony whereof, this writing is dated in the City of New  
Orleans, on the 28th day of June, 1799, and I, Notary declare that  
the parties who have signed the same are known to me; the witnesses  
being Don Santiago Lemaire, Don Fernando Percy and Celestino Lavergne,  
residents and present.

Girard

renaud y peytavin (sic)

Before:  
Pedro Pedeeclaux,  
Notary Public.

HABS

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36. NEW ORL

501 and 505 ROYAL ST.

26.

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Act before P. Pedesclaux, N.O., dated June 28, 1799, page #572,  
 Being a sale of property by Don Pedro Thomas Maria Girard to Don  
 Antoine Peytavin.

- - -

Sepan quantos esta carta vienen como yo Don Pedro Thomas Maria  
 Girard, vecino de esta Ciudad, otorgo que vendo realmente y con  
 efecto a Don Antonio Peytavin de esta mismo vecindario:

Un terreno mio propie, cituado en esta Ciudad haciendo esquina  
 de las calles Real y San Luis compuesta de seessenta pies de frente  
 y mas si le encuentran a la primera calle, y ciento y veinte de fondo  
 a la segunda, lindando por un lado con el comprador, y por el otro  
 con otras de Don Pedro Marchand, el mismo que me pertenece por haverlo  
 comprado de Don Evan Tores por escritura otorgada en este archivo con  
 fecha cinco de octubre del anno pasado de mil settecientos noventa y  
 ocho, y se lo vedo al ante dicho con todas sus entradas, salidas, usos,  
 costumbres, derechos y servidumbres, libre de gravamen e hipotecas  
 como lo certifica el presente Esno. Anotador de ellas;

En precio de quatro mil y trescientos pesos Mexicanos, y no en  
 otra moneda, etc.

En cuyo testimonio es fecha la carta en la ciudad de la Nueva  
 Orleans a veinte y ocho de junio de mil settecientos noventa y nueve  
 annoe, yo el Esno. soy fe conozco a los otorgantes que lo firmaron;  
 siendo testigos Don Santiago Lemaire, Don Fernando Percy y Celestino  
 Lavergne, vecinos y presentes.

Girard

renaud y peytavin (sic)

Anterior:  
 Pedro Pedeeclaux,  
 Esno. Pubeo.

HABS  
LA

36 NEW OR

26

EXCERPT FROM NOTICE OF OCCUPANCY IN THE COURRIER OF JULY 26,  
1824; CITY HALL ARCHIVES

BUILDING (store):

Mr. F. Grandchamps, Apothecary Shop. Corner of Royal  
and St.Louis streets.

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EXCERPT FROM REMOVAL ADD IN THE COURRIER OF APRIL 21,  
1824; CITY HALL ARCHIVES

BUILDING (DRUG STORE:)

Situated at the corner St.Louis & Royal streets;  
occupied by Fcois. Grandchamps, Apothecary Shop.

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EXCERPT FROM COURRIER DE LA LOUISIANE OF JULY 2, 1821;  
CITY HALL ARCHIVES.

RESIDENCE & STORE:

Situated at the corner of Royal street and St.Louie  
(sic) streets; occupied by Mr. F. Grandchamps,  
Apothecary Store & Home.

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Epitaph - Saint Louis Cemetery No. One

DUFAU

Dona Louisa Foussint Quesnel.  
Daughter of Don Esteban Quesnel and  
Maria Margarita Thomas, wife of  
Don Carlos Berromeo Dufau.-  
Died August 19th 1814  
Age 38.

Epitaphe Cimetiere St.Louis No.1

DUFAU

Dona Louisa Foussint Quesnel  
fille de Don Esteban et  
Maria Margarita Thomas,  
epouse de Don Carlos Borromee Dufau  
Decedee 19 Aout 1814  
age 38

ST. LOUIS HOTEL



501 Royal Street

Photograph in possession of the Cabildo.

[NO NEGATIVE]